

## MINUTES

### At a meeting of the Town Development Committee held on MS Teams, on Tuesday 20<sup>th</sup> October 2020

**Present** Councillors: Bazan (Lambrok), Bryant (Paxcroft), Fuller (Park), Hill (Grove), Hoar (Central) – substitute for Cllr Beaver, Piazza (Drynham), Palmen (Central) and Whiffen (Grove) (Chair)  
Public: 4  
Press: 1  
Officer: Lance Allan

#### 5960 **APOLOGIES**

**RESOLVED** to accept apologies with reasons from councillor Beaver.

#### 5961 **MINUTES**

**RESOLVED** to approve as a correct record, the Minutes of the Town Development Committee meeting held on Tuesday 29<sup>th</sup> September 2020.

#### 5962 **DECLARATIONS OF INTEREST**

There were no declarations of interest.

#### 5963 **CHAIR'S ANNOUNCEMENTS**

There were none.

#### 5964 **OPEN FORUM**

The chair confirmed that the public would be invited to speak immediately prior to consideration of each application if they wished.

#### 5965 **PLANNING APPLICATIONS – DEFERRED**

##### **20/07891/FUL**

**Site Location:** 38-40 Westfield Road Trowbridge BA14 9JJ

**Applicant:** Mr Manivannan Krishnapillai

**Applicant Address:** c/o agent c/o agent c/o agent

**Proposal:** Proposed two new dwellings

**Case Officer:** Steve Vellance

**RESOLVED: OBJECTION:** The Council is not opposed to the conversion of the property to residential but considers that the parking arrangements are not satisfactory, and in particular no access to the parking for the residence whilst deliveries are taking place. Separate access to the parking would make the proposal acceptable.

#### 5966 **PLANNING APPLICATIONS - NEW (30<sup>th</sup> September - 20<sup>th</sup> October)**

The meeting considered applications received from Wiltshire Council as follows:

##### **20/06252/FUL**

Tesco Extra Car Park County Way Trowbridge Wiltshire BA14 7AQ

**Applicant:** McDonalds

**Applicant Address:** 11-59 High Road East Finchley London N2 8AW

**Proposal:** Erection of a freestanding restaurant with drive-thru facility, car parking, landscaping and associated works, including Customer Order Displays (COD), goal post height restrictor and play frame. Relocation of the existing click and collect, van parking and trolley bays.

**Case Officer:** David Cox

**RESOLVED: OBJECTION** as previously.

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**20/08084/FUL**

Hillside 34 Cockhill Trowbridge BA14 9BQ

**Applicant:** MR AND MRS R PEARCE

**Applicant Address:** Hillside, 34, Cockhill Trowbridge BA14 9BQ

**Proposal:** Single storey rear extension

**Case Officer:** Selina Parker-Miles

**RESOLVED:** No objection, subject to no significant adverse impact on the amenity of neighbours

**20/08272/CLE**

32 Fore Street Trowbridge Wilts BA14 8EW

**Applicant:** Jamsons Geotechnics Ltd

**Applicant Address:** 32, Fore Street Trowbridge BA14 8EW

**Proposal:** Certificate of lawfulness for use of second floor as 2 no. residential flats with the remainder of property remaining in retail use

**Case Officer:** Eileen Medlin

**RESOLVED:** No objection.

**20/08273/FUL**

**Site Location:** The Elms 51 Cockhill Trowbridge BA14 9BG

**Applicant:** Mr & Mrs Eric Hanson

**Applicant Address:** The Elms, 51, Cockhill Trowbridge BA14 9BG

**Proposal:** Construction of two storey studio with store below and new carport

**Case Officer:** Selina Parker-Miles

**RESOLVED:** No objection, subject to no significant adverse impact on the amenity of neighbours

**20/08304/TCA**

32 Hilperton Road Trowbridge Wiltshire BA14 7JB

**Applicant:** Mr Timothy Hill

**Applicant Address:** 12 Ash Drive North Bradley Trowbridge Wiltshire BA14 0SQ

**Proposal:** 30% Crown Reduction to Silver Birch and Beech Tree (T1 & T2)

**Case Officer:** Beverley Griffin

**RESOLVED:** No objection

**20/08338/FUL**

**Site Location:** 5 Rutland Crescent Trowbridge BA14 0NX

**Applicant:** Mr Ryan Osman

**Applicant Address:** 5, Rutland Crescent Trowbridge BA14 0NX

**Proposal:** Demolition of existing garden structures. Erection of new two storey side elevation, incorporating single garage. Single storey rear extension and new garden room/annexe.

**Case Officer:** Selina Parker-Miles

**RESOLVED:** No objection, subject to no significant adverse impact on the amenity of neighbours and also subject to a condition that the annexe remains subservient to the main dwelling.

CLlr Bryant asked for his vote against to be recorded.

CLlr Piazza asked for his vote against to be recorded.

## **20/08371/FUL**

28 Ashmead Trowbridge BA14 0PB

**Applicant:** Mr & Mrs Jankowski

**Applicant Address:** 28, Ashmead Trowbridge BA14 0PB

**Proposal:** Single storey rear extension

**Case Officer:** Selina Parker-Miles

**RESOLVED:** No objection, subject to no significant adverse impact on the amenity of neighbours.

## **20/08489/FUL**

65 Holbrook Lane Trowbridge Wiltshire BA14 0PS

**Applicant:** Miss J Vis

**Applicant Address:** 65 Holbrook Lane Trowbridge Wiltshire BA14 0PS

**Proposal:** Conversion of detached garage into dwelling

**Case Officer:** Steve Vellance

**RESOLVED: OBJECTION:** Overdevelopment of an inadequately sized plot.

## **20/04301/FUL & 20/04976/LBC**

Court Hall First Floor Castle Street Trowbridge BA14 8AR

**Applicant:** Webcreation UK

Castle Street Court Hall Trowbridge BA14 8AR

**Proposal:** Addition of air conditioning units outside of the building.

**Case Officer:** Katie Tregay

**RESOLVED:** No objection, subject to no significant adverse impact on the amenity of neighbours.

## **20/08390/VAR**

21 A Middle Lane Trowbridge BA14 7LG

**Applicant:** Mr & Mrs Malcolm Arrowsmith

**Applicant Address:** 21 Middle Lane Trowbridge BA14 7LG

**Proposal:** Variation of condition 2 (approved plans) on **19/11887/FUL** to allow for design changes

**Case Officer:** Eileen Medlin

**RESOLVED:** No objection, subject to no significant adverse impact on the amenity of neighbours.

## **20/08511/LBC**

294 Frome Road Trowbridge Wiltshire BA14 0DT

**Applicant:** Ms Town

**Applicant Address:** 294 Frome Road Trowbridge Wiltshire BA14 0DT

**Proposal:** Removal of dilapidated standard timber joinery windows. Alterations to an existing single storey extension.

**Case Officer:** Russell Brown

**RESOLVED:** No objection, subject to no significant adverse impact on the amenity of neighbours.

## **20/08601/TPO**

Land Adjacent 2 Ryeland Way Trowbridge BA14 7SH

**Applicant:** Mrs Mary Harrington

**Applicant Address:** Land Adjacent, 2, Ryeland Way Trowbridge BA14 7SH

**Proposal:** T.I Oak Reduce the canopy by up to 1.5m to existing growing points (Approximately up to 10%, Assess for any structural weaknesses and also crown clean any significant dead wood, touching and/or rubbing branches.

**Case Officer:** David Wyatt

**RESOLVED:** No objection.

## **20/08659/FUL**

19 White Horse Close Trowbridge BA14 0QB

Mr and Mrs Adam Witwicki

**Applicant Address:** 19, White Horse Close Trowbridge BA14 0QB

**Proposal:** Demolition of existing combined garage/utility and construction of new garage, dining room with master bedroom over.

**Case Officer:** Selina Parker-Miles

**RESOLVED:** No objection, subject to no significant adverse impact on the amenity of neighbours.

## **5967 PLANNING APPLICATIONS - REVISED**

To consider any revised plans received from Wiltshire Council: None.

## **5968 PLANNING APPLICATIONS - WILTSHIRE COUNCIL DECISIONS**

The committee noted the following significant decisions of the unitary authority: None.

## **5969 PLANNING APPLICATIONS – APPEALS**

The committee noted the following information relating to appeals:

**Application Number:** 20/03166/FUL

**APPEAL SITE:** 45 Seymour Road, Trowbridge, BA14 8LX

**PROPOSED DEVELOPMENT:** Proposed new dwelling

**INSPECTORATE REFERENCE:** APP/Y3940/W/20/3257856

**APPEAL START DATE:** 30 September 2020

The Planning Inspectorate have introduced an online appeals service which you can use to comment on this appeal. You can find the service through the Appeals area of the Planning Portal – see <https://acp.planninginspectorate.gov.uk> Alternatively, you can send your comments to [westl@planninginspectorate.gov.uk](mailto:westl@planninginspectorate.gov.uk) or Planning Inspectorate, Room 3c, Temple Quay House, 2 The Square, Bristol BS1 6PN, quoting the Inspectorate reference. Comments should be received by 4th November 2020.

### **TTC Observation:**

*OBJECTION; 1. The proposed dwelling by reason of its location, building layout, built form, height, scale and area of amenity space fails to relate positively to the existing street scene and fails to effectively integrate into its immediate setting, and would result in a cramped form of development. The proposal is therefore contrary to Core Policy 57 of the Wiltshire Core Strategy, and 2. The proposed dwelling by reason of its location and design relates poorly to, and would overlook, the neighbouring dwelling private amenity space at No. 43 Seymour Road to the south and would be in a cramped relationship with the existing building at No. 45 Seymour Road, resulting in an overbearing and overshadowing presence harmful to the amenity of future occupants. The proposal is therefore contrary to Core Policy 57 of the Wiltshire Core Strategy.*

### **WC Decision:**

*The development would be seen as a prominent and cramped form of development which would not be in keeping with the established character of the area due to its form and siting and would therefore undermine the prevailing sense of place and local distinctiveness, and fail to demonstrate the high quality of design and respect for the local context as required by Core Policy 57 of the adopted Wiltshire Core Strategy and would conflict with the National Planning Policy Framework.*

**RESOLVED to note.**

## **5970 STRATEGIC PLANNING**

**RESOLVED to note** matters relating to strategic planning.

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**5971 ENFORCEMENT & OTHER MATTERS**

a) **To consider** updates on previously advised issues:

**Highway & Street-care matters** can be reported to Neighbourhood Services via [report@trowbridge.gov.uk](mailto:report@trowbridge.gov.uk)

**Councillor Palmen reported two matters which were being progressed by councillors.**

- Trowle Common, fence appears to be being erected without permission.
- Construction above the pizza shop in Newtown.

**5972 COMMUNITY AREA TRANSPORT GROUP**

**CATG is due to meet on 12<sup>th</sup> November** to approve any additional projects. The budget allocation from Wiltshire Council as at September was £26,194. CATG normally expect parish & town councils to contribute 33.3% of the costs of any projects. The town council's budget for CATG support projects for 2020/21 is £10,000. A number of allocations have been approved, including those approved at Neighbourhood Services Committee on 6<sup>th</sup> October.

<b>CATG Match Funding BUDGET</b>	<b>£10,000.00</b>
Survey into pedestrian crossing on Seymour Road	£200.00
16-19-09 Footway West Ashton Road, Blackball Bridge to cycleway	£3,500.00
16-19-03 Broadcloth Lane/Cloth Yard/Weavers Drive 20mph	£1,375.00
16-19-13 Newtown 20mph assessment	£833.33
<b>TOTAL</b>	<b>£5,908.33</b>
<b>LEAVING</b>	<b>£4,091.67</b>

(b) **New matters for consideration at this committee meeting to forward to CATG.**

- **Dropped Kerbs, Longfield area.**

**RESOLVED:** That the above scheme is approved for submission to CATG.

- **Pedestrian Crossing, West Ashton Road in the vicinity of Blackball Bridge, potentially funded by development in the area.**

**RESOLVED:** That the above scheme is approved for submission to CATG.

- **White bar marking to protect driveway of 58 Rodwell Park (temporary measure whilst on long term list for yellow lines). The resident is willing to fund the works.**

**RESOLVED:** That the above scheme is approved for submission to CATG.

(c) **New matters already approved by the town council and for progression at next CATG meeting 12<sup>th</sup> November.**

- **Speed limit, Cockhill/Trowle reduction from 40mph to 30mph.**

(d) **Matters being progressed where no match funding has been requested yet:**

- 16-20-06 Pedestrian Crossing Survey, Wiltshire Drive.
- 16-20-02 Pedestrian Crossing Survey, Bradley Road (Aldi).
- 16-20-03 Pedestrian Crossing Survey, Bradley Road (Spitfire).
- 16-20-04 Junction of The Halve and Duke Street.
- 16-20-05 Junction of Barons Crescent and Green Lane.

(e) **Other matters not requiring a financial contribution:**

Metro Counts are strips on the carriageway which assess the quantity and speed of vehicles. The following requests have been submitted, awaiting installation and reporting of results.

- Metro Count: West Ashton Road
- Metro Count: College Road
- Metro Count: Silver Street Lane

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(f) **Waiting Restrictions:** Parking restriction requests do not go to CATG, but are added to a list awaiting confirmation from Wiltshire Council that they are preparing to undertake a review of Trowbridge. I do not expect another review for a number of years.

**5973 LICENSING**

None.

**5974 TRAFFIC REGULATION ORDER**

**Former Margaret Stancomb School site.**

NOTICE IS HEREBY GIVEN THAT Wiltshire Council proposes to make the above Order under the Road Traffic Regulation Act 1984 and the Traffic Management Act 2004 to amend the following restrictions in the Trowbridge Consolidation Order 2019 by revoking Map Schedule No. ES26 dated 30th March 2020 and replacing it by the insertion of revised Map Schedule No. ES26 the effect of which will be as follows:

a) **To extend No Waiting at any time** on the following length of road:

**Margarets Close** – both sides – from a point 11 metres north west of its junction with A3106 British Row to a point 40 metres north west of that junction.

b) **To introduce No Waiting Monday to Friday 8am - 5pm** on the following length of road:

**Margarets Close** - both sides – from a point 40 metres north west of its junction with A3106 British Row for the remaining length in a south westerly direction.

**RESOLVED: No objection.**

**5975 CORRESPONDENCE**

**RESOLVED t note:** receipt of the following correspondence:

a) **Matters relating to trees at Trowbridge Lodge Park – none.**

**5976 DATE OF NEXT MEETING**

**Tuesday 10<sup>th</sup> November 2020 at 19.00hrs.**

Meeting Closed: 20:01

**Future Meetings:**

1<sup>st</sup> December

22<sup>nd</sup> December

12<sup>th</sup> January

2<sup>nd</sup> February

23<sup>rd</sup> February

23<sup>rd</sup> March (4 weeks)

**ELECTION PERIOD** – decisions delegated to the Town Clerk.

*To all other members of the council for information*

Signature.....

Date.....

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